

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

PROPERTY ADDRESS: 217 Marshall Street, Houston, Texas 77006

DEMOLITION TYPE: unreasonable economic hardship unusual or compelling circumstance

WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides of structure
- public notice sign(s) at the site upon installation with time stamp

DRAWINGS

current site plan or survey

DOCUMENTATION

- certified appraisal of the value of the property conducted by a certified real estate appraiser
- assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes
- all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property
- all Listings of the property for sale or rent that are less than a year old at the time of the application
- evidence of any consideration by the owner of uses and adaptive reuses of the property
- rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates
- comparison costs of rehabilitation of the existing building, demolition of the building, and new construction
- complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
- plans to reuse, recycle or salvage list of building materials if a COA is granted
- if applicant is a Nonprofit Organization, provide the following additional written information:
 - cost comparison of the performance of the organization's mission or function in the existing and new buildings
 - impact of reuse of the existing building on the organization's program, function or mission
 - additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area
 - grants received, applied for or available to maintain or improve the property
 - budget of the nonprofit organization for the current and immediately past fiscal years

NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION
PROPOSED DEMOLITION OF RESIDENCE AT 217 MARSHALL ST.
APPLICATION #000000

Houston Archaeological & Historical Commission will consider the application on:

February 26, 2015 at 3:00 p.m.

City Hall Annex, Public Level

Bagby Street, Houston, Texas

For information contact:

Phillip Carranza, applicant: (281) 657-5676 or prcarranza@realestaterefuge.com

- or -

Houston Planning & Development Department, Historic Preservation Office:

713-837-7963 or historicpreservation@houstontx.gov

The intent of this application is to demolish an existing two story garage apartment structure located on the Northeast corner of 217 Marshall Street in preparation for a replacement structure of similar use (see COA application for additional details). The 20' x 22' structure consists of wood frame construction on a slab foundation and was built at an indeterminate time. In its current state, the building has fallen into a state of disrepair due to deferred maintenance by previous owners. Combined with inadequate construction methods, restoration is not a viable option.

When possible, materials such as windows, doors and hardware will be reclaimed for use with the replacement structure.

Noted structural deficiencies:



Door frames and windows do not utilize headers for proper support.



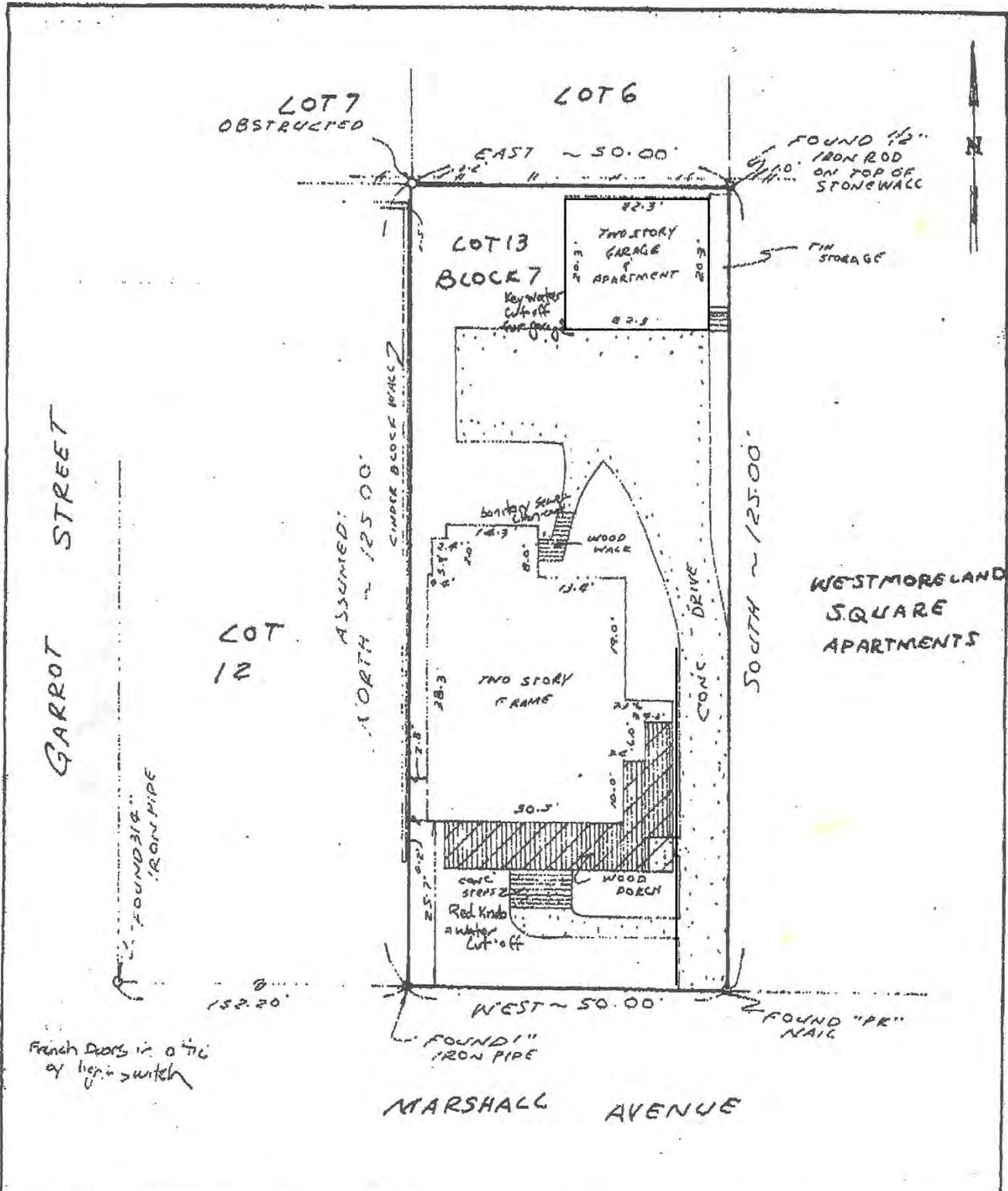
Improperly framed top plates throughout.



Insufficient 2x6 joists are used to support the entire second floor.



The unreinforced foundation is beyond repair and would need complete replacement for continued safe use.



PURCHASER: RALPH R STEWART, JR. AND WAYNE PAUL THERIOT
 ADDRESS: 217 MARSHALL AVENUE - HOUSTON, TEXAS, 77006

LEGAL DESCRIPTION: LOT THIRTEEN (13), IN BLOCK SEVEN (7), OF WESTMORELAND, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

This lot DOES NOT lie in the 100 year floodplain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 400296 0285 G dated SEPTEMBER 28, 1990
 No responsibility assumed for Floodplain

NORTH STREETVIEW



NORTHEAST STREETVIEW



NORTHWEST STREETVIEW



VIEW OF GARAGE FROM SIDEWALK



SOUTH ELEVATION



WEST ELEVATION



NORTH AND EAST ELEVATION NOT ACCESSIBLE

Please see the relatd application for Certificate of Appropriateness for 217 Marshall Street for details on the proposed replacement structure.

CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 217 Marshall Street, Houston, Texas 77006

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- site plan
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 217 Marshall Street, Houston, Texas 77006

Historic District/Landmark Westmoreland Historic District

HCAD # 0370350000013

Subdivision Westmoreland

Lot 13

Block 7

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Lara Attayi

Company

Mailing Address P.O. Box 66264

Houston, Texas 77266

Phone 281-615-9630

Email

Signature

Date 02/04/15

APPLICANT (if other than owner)

Name Phillip Carranza

Company East End Development LLC

Mailing Address P.O. Box 980215

Houston, Texas 77098

Phone 281-888-3212

Email

Signature

Date 02/04/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

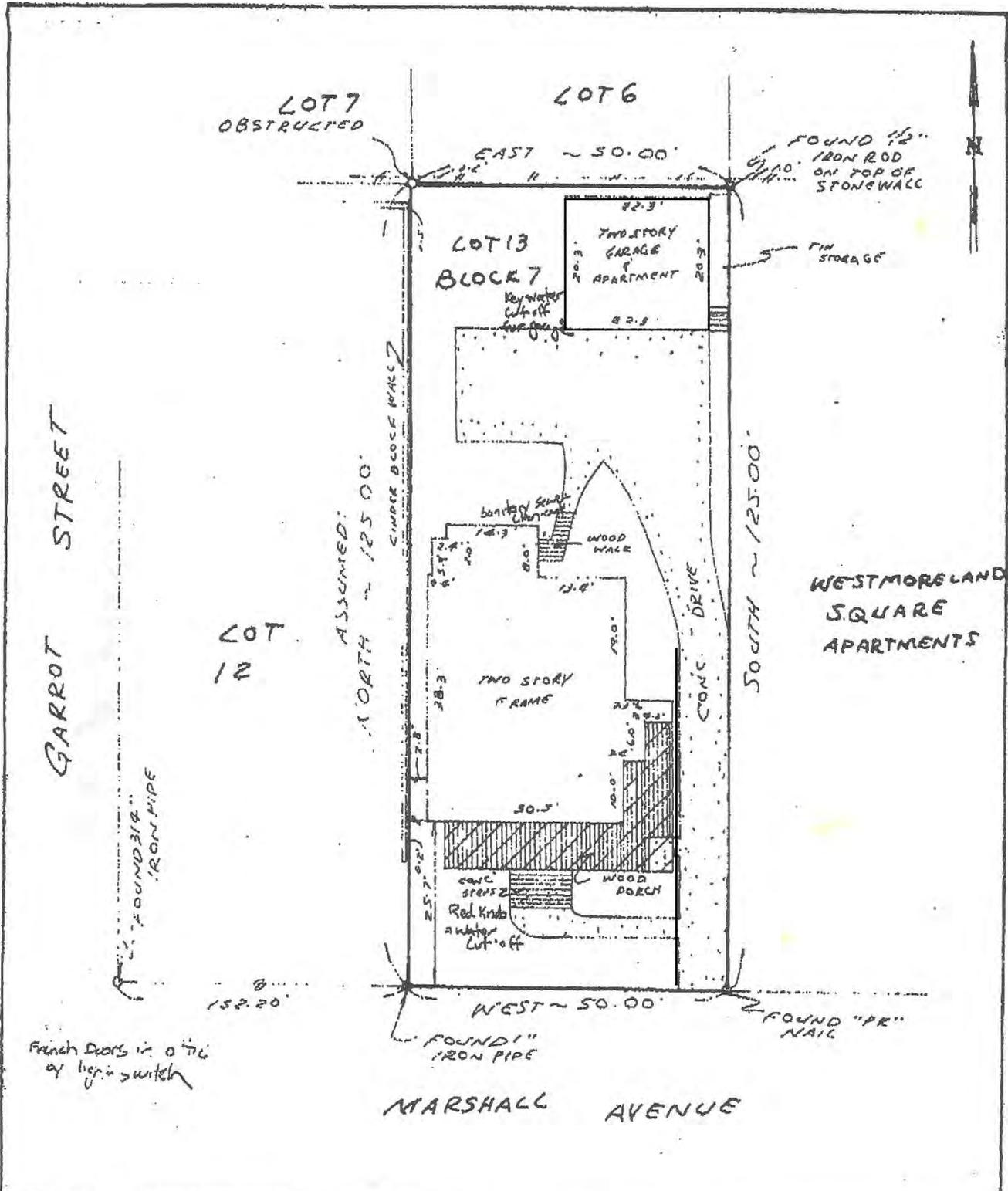
Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

Proposed plans included within this application for new construction detail a replacement garage apartment structure to be built on the Northeast corner of 217 Marshall Street. The new structure has a footprint of 32'x24' with 768SF used for garage space and 700SF of living space for a total of 1,468SF. The proposed structure is an increase in size from the structure it replaces to provide greater utility for all three residences on the property. The garage spaces are continuous and can be utilized for single-family use should the main house ever be converted in the future.

The style of the structure will closely mimic details from the main house so as to help maintain the original aesthetic intent of the property. This includes matching trim, window scale, 16/1 window styling, stair and balcony rail design, soffits, fascia and roofing. Similar to the main house, horizontal lap siding will be used for the first floor and cape cod shingle siding for the second. Where possible, materials such as doors, windows and hardware will be reclaimed from the existing structure to be refurbished and used for the new structure. The balance of materials will either be reclaimed materials sourced externally or new style equivalents.



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NORTH STREETVIEW



NORTHEAST STREETVIEW



NORTHWEST STREETVIEW



VIEW OF GARAGE FROM SIDEWALK



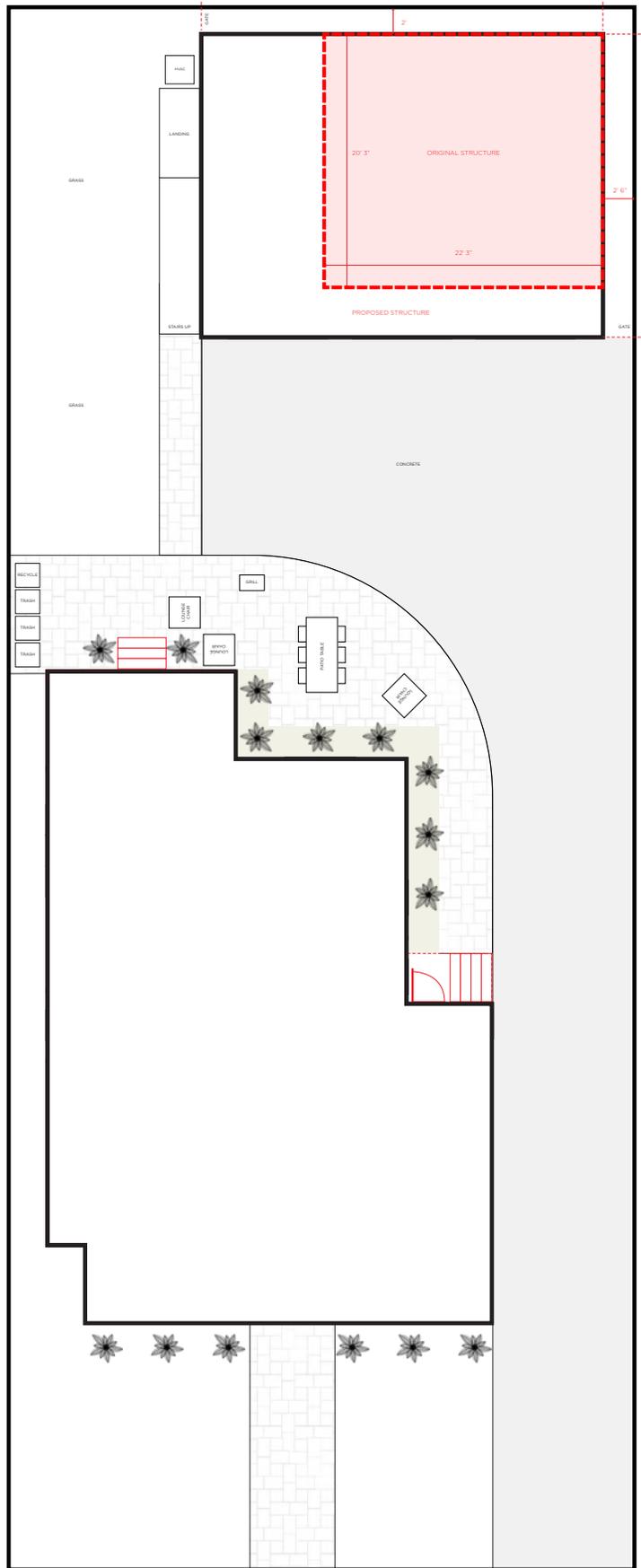
SOUTH ELEVATION

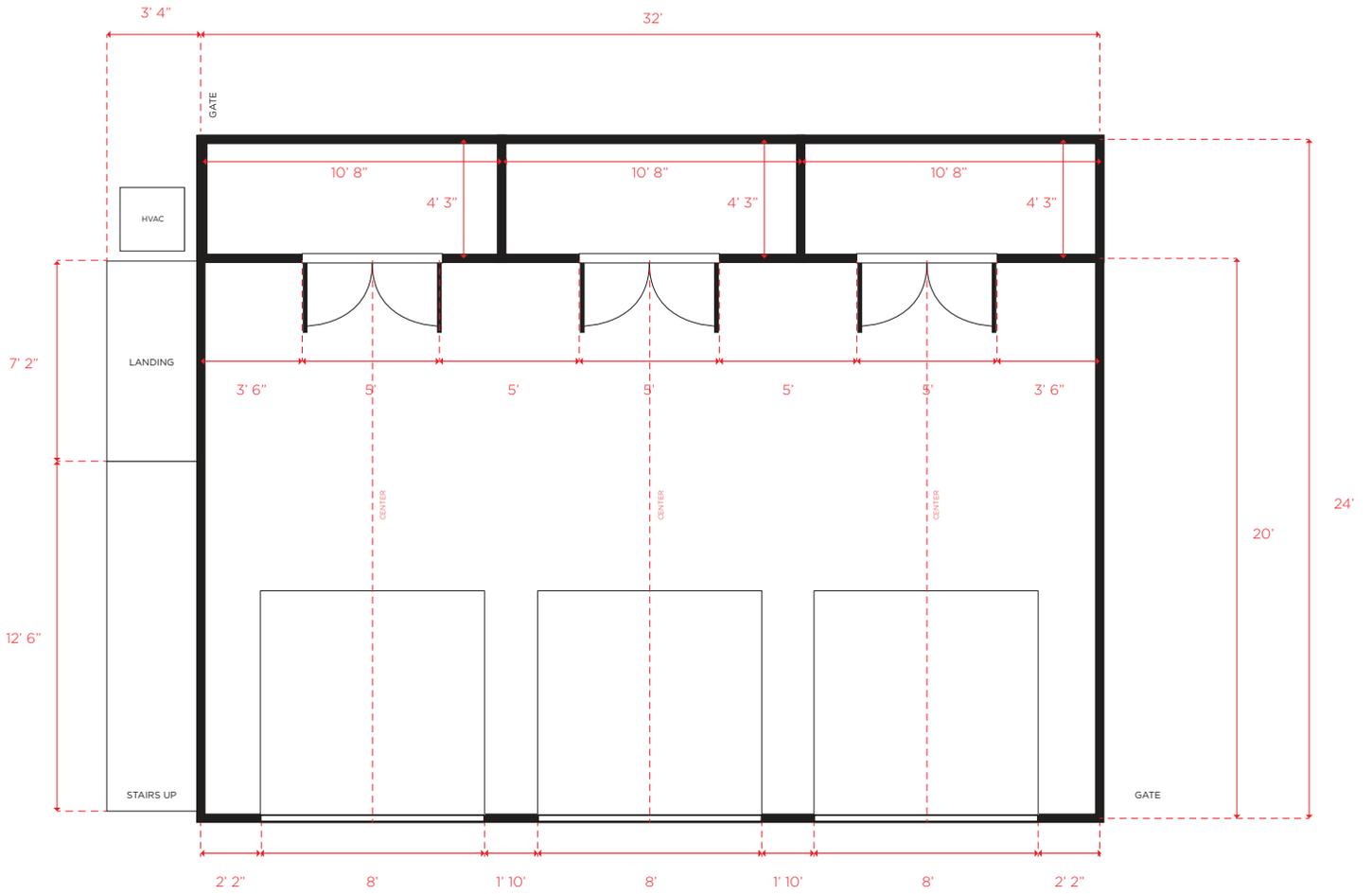


WEST ELEVATION



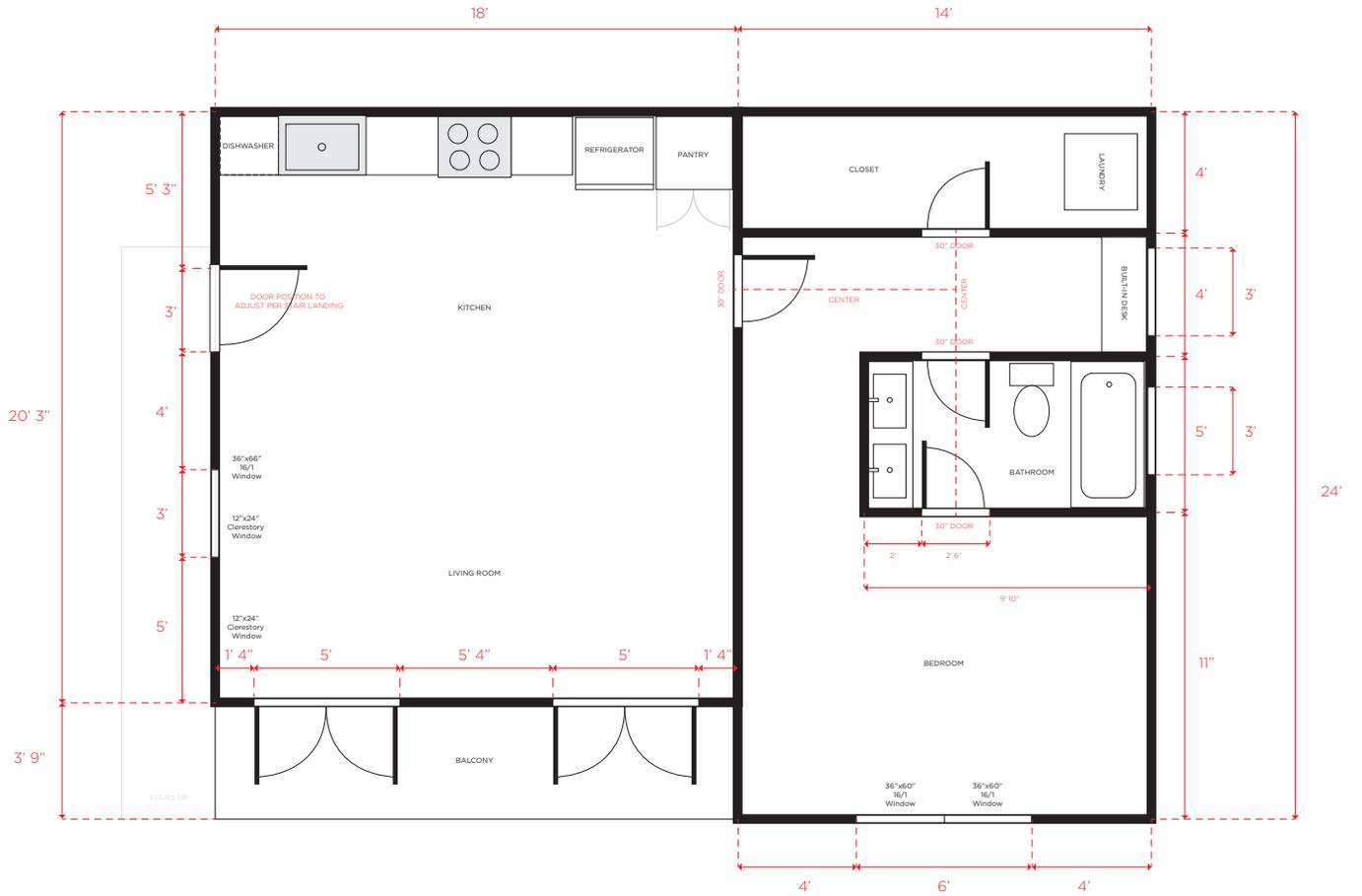
NORTH AND EAST ELEVATION NOT ACCESSIBLE



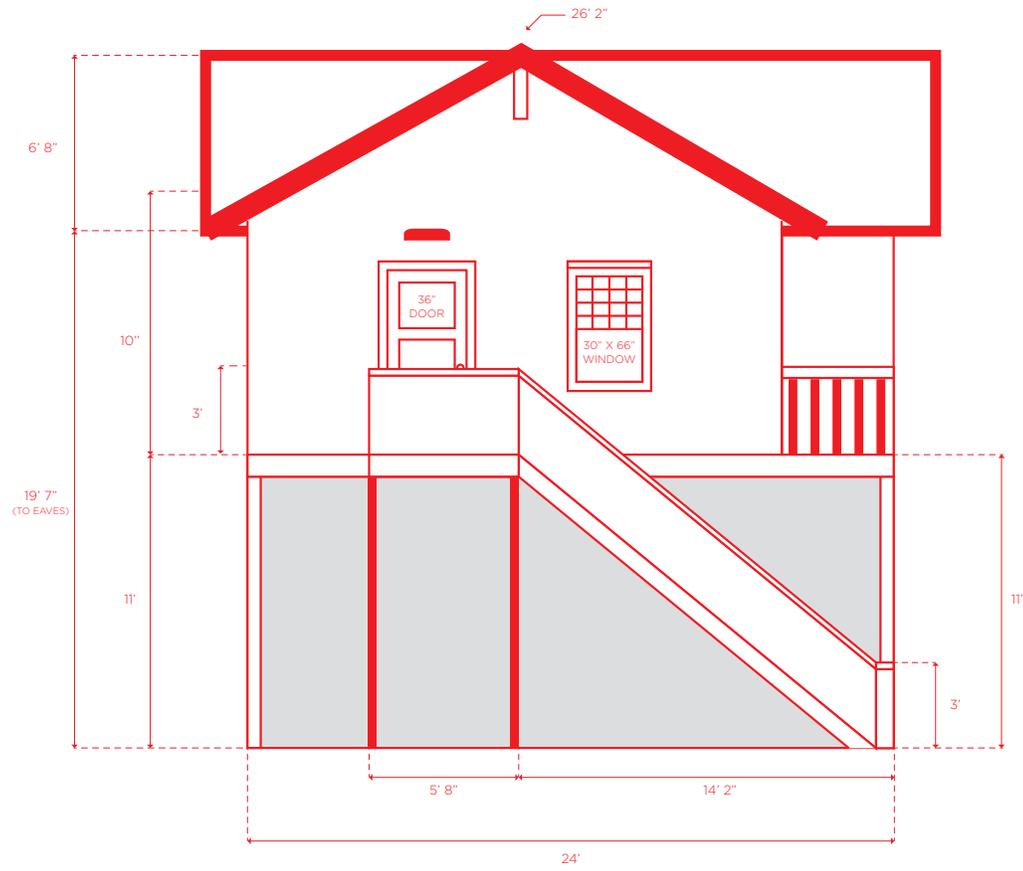


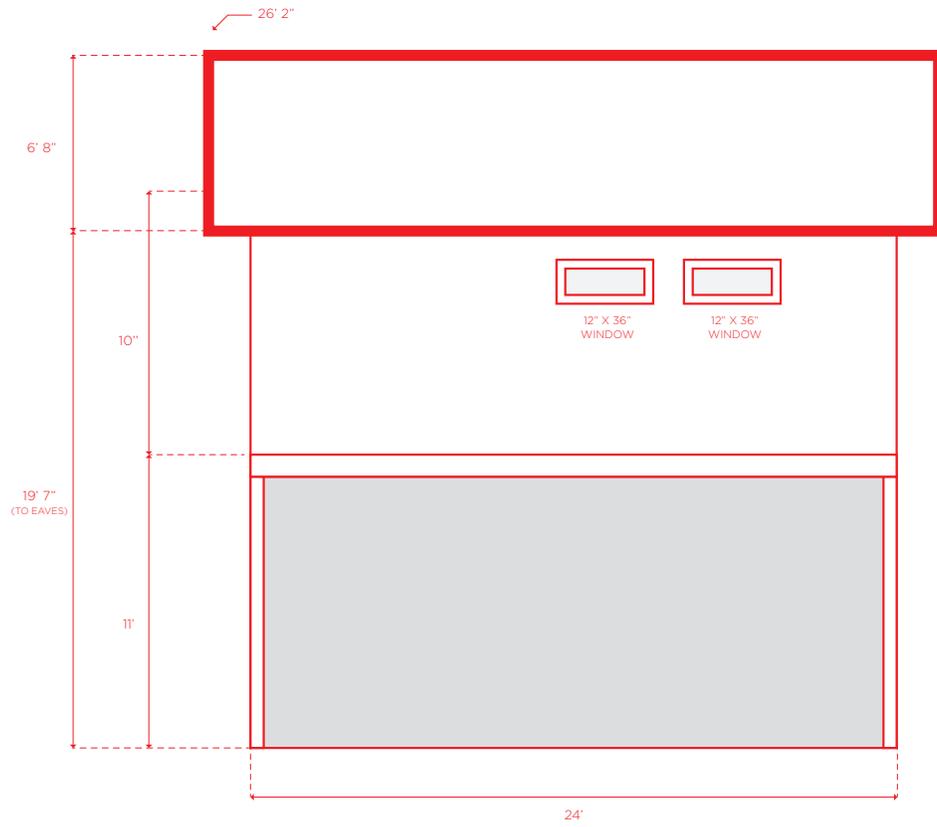
C.2 - PROPOSED STRUCTURE - FLOOR TWO FLOOR PLAN

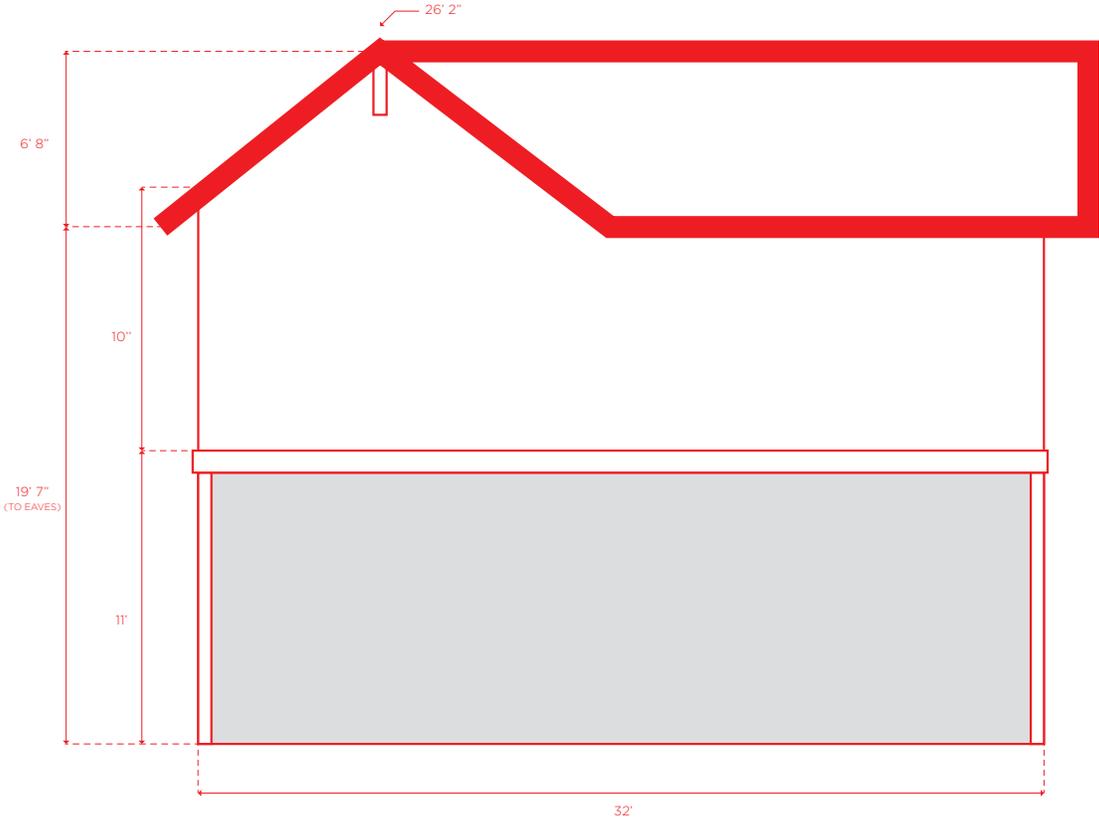
217 MARSHALL STREET

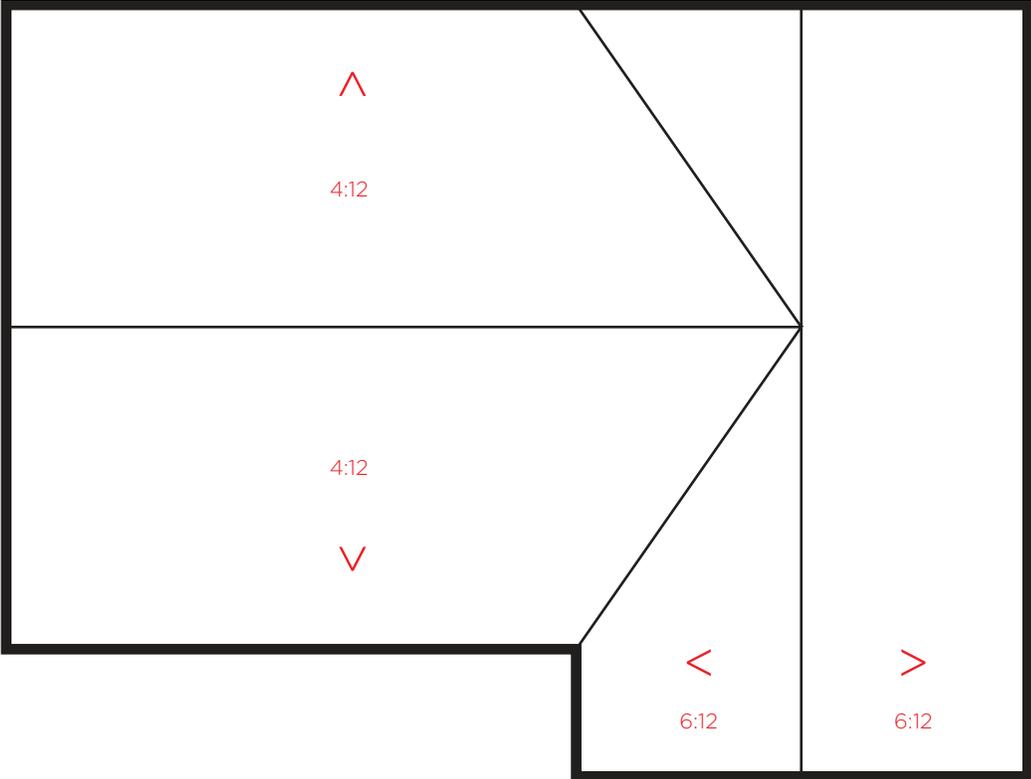






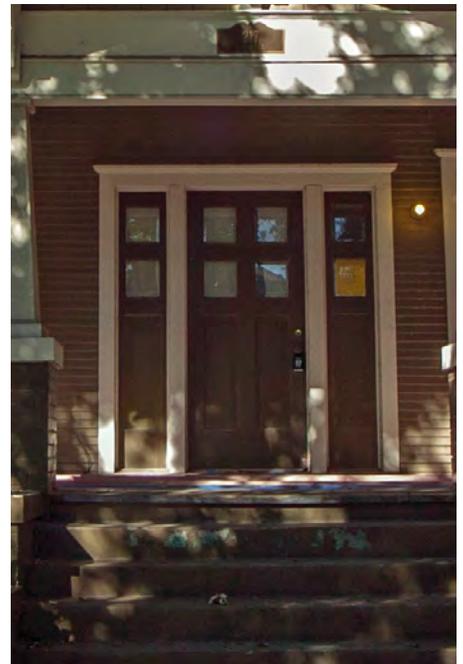






↑
NORTH

Style references such as trim, fascia, soffits, window styles and doors will be matched from the main house as similarly as possible via reclaimed materials or new style equivalents.



START:

Help

Terms of Use

ACTIVITY
DAYS
MAN DAYS

Cost to complete

\$98,808.00

ID #	Description	ACTIVITY DAYS	MAN DAYS	daily labor rate		
	217 Marshall St, Unit C	0	0	Labor	Material	Services
	SOFT COST			\$ 2,950.00		
	Architectural Drawings					
	Engineer Services					
	City of Houston Permitting					
	Historic Distric - Certificate of Appropriateness					
	DEMOLITION			\$ 6,425.00		
	Demolish and remove existing contributing historic structure					
	Demolish and remove all remnants of previous foundation					
	Haul away all debris utilizing 40 yard containers					
	Grade as necessary in preparation for rebuilding of new structure					
	FOUNDATION			\$ 7,900.00		
	Excavate concrete beams 18-24" deep as specified by new plans					
	Frame and prepare foundation to proposed demisions					
	Install rebar as needed and specified by engineered plans					
	Install moisture barrier					
	Pour and finish concrete slab foundation in preparation for framing					
	FRAMING			\$ 11,320.00		
	Frame and build 3 car garage apartment as specified on architectural drawings					
	Frame roof to match styling of existing house					
	Frame 3 car garage openings					
	Frame stairwell to garage apartment					
	Frame exterior balcony overlooking driveway					
	ROOFING			\$ 4,175.00		
	Install OSB roof decking					
	Install shi lap decking in soffit areas to match existing historic house					
	Install moisture barrier					
	Install all flashing, drip edges and ridge vents as needed					
	Install 30 year composite shingle to match existing historic house					
	PLUMBING			\$ 4,300.00		
	Install CPVC plumbing to City of Houston code					
	Plumbing to include 1 bathroom, kitchen, laundry					
	Install plumbing fixtures provided by client					
	Install water line from existing house and existing water meter					
	Install new water heater					
	Install garbage disposal					
	* Note - Plumbing fixtures to be provided by client					
	ELECTRICAL			\$ 4,875.00		
	Install brand new electrical system to City of Houston code					
	Install all light fixtures provided by client					
	Install brand new switches and plugs throughout					
	Install electrical outlets to garage areas as needed					
	Install exterior security lighting					
	* Note - Light fixtures to be provided by client					
	HVAC			\$ 4,200.00		
	Install 3 ton HVAC system to City of Houston code					
	Install complete duct work system					
	Install new copper lines					
	WINDOWS			\$ 2,450.00		
	Install restored historic windows salvaged from existing house storage					
	Wood framed, single pane, 1 over 1 historic windows					
	* Note - Windows provided by client from existing house storage					
	SIDING / BRICK			\$ 5,750.00		
	Install OSB on exterior walls of structure					
	Install moisture barrier to prepare for wood siding					
	Install wood siding on garage walls to match existing historic structure					
	Install cedar shingles on upper section of garage to match existing historic house					
	EXTERIOR CARPENTRY			\$ 1,960.00		
	Install exterior window trim to match existing historic house					
	Install exterior door trim to match existing historic house					
	Finish out exterior balcony with treated porch material					
	INSULATION			\$ 1,400.00		
	Insulate apartment to City of Houston code					
	SHEETROCK			\$ 3,300.00		
	Install sheetrock throughout home					
	Hang, tape, float, texture					
	Prepare for interior paint					
	INTERIOR CARPENTRY			\$ 1,575.00		
	Install baseboards to match existing historic structure as closely as possible					
	Install interior window and door trim					
	DOORS			\$ 1,875.00		
	Install 2 French doors on balcony					
	Install 1 exterior door					
	Install 5 interior doors which client provides					
	Install 3 exterior double doors to storage areas in garage					
	* Note - Client to provide all historic doors and hardware					
	TILE WORK / TILE FLOORING			\$ 1,860.00		
	Install flooring and wall tile to match existing historic house					
	Install kitchen backsplash					
	Install shower surround					
	* Note - Client to provide all tile selections					

START:

Help

Terms of Use

ACTIVITY
DAYS
MAN DAYS

Cost to complete

\$98,808.00

ID #	Description	ACTIVITY DAYS	MAN DAYS	daily labor rate		
	217 Marshall St, Unit C	0	0	Labor	Material	Services
	PAINT					
	Prepare all interior and exterior surfaces for paint					
	Complete exterior paint package up to 4-tone			\$ 2,450.00		
	Complete interior paint package up to 2-tone			\$ 1,925.00		
	CABINETS			\$ 4,125.00		
	Custom build and fabricate cabinets specified by architectural drawings					
	Install cabinet hardware as needed					
	Paint cabinets white					
	* Note - Hardware to be provided by client					
	COUNTERTOPS			\$ 925.00		
	Install Formica countertops to match existing historic house					
	Install Formica countertops in bathroom					
	FLOORING			\$ 5,750.00		
	Install sourced red oak, time-period appropriate flooring throughout garage apartment					
	Install, Sand, Buff, Stain, 2 coats of Polyurethane					
	GLASS			\$ -		
	N/A					
	SPECIALTY			\$ -		
	N/A					
	APPLIANCES			\$ 450.00		
	Install appliances of client's choice					
	Dishwasher, Range, Vent Hood, Refrigerator, W/D					
	* Note - Appliances to be provided by client					
	LANDSCAPING			\$ -		
	N/A					
	MAKE READY			\$ 400.00		
	Make ready cleaning					
	MISC			\$ -		
	N/A					
	5% Contingency			\$ 4,117.00		
	15% General Contracting Fee			\$ 12,351.00		

START:

Help Terms of Use

ID #	Description	ACTIVITY DAYS	MAN HOURS	Cost to complete			
				\$178,134.00			
				daily labor rate			
				Labor	Material	Services	Equipment
	SOFT COST			\$ 4,950.00			
	Architectural Drawings						
	Engineer Services						
	Design Consultation						
	City of Houston Permitting						
	Historic District - Certificate of Appropriateness						
	DEMOLITION			\$ -			
	Lift house approximately 8 ft off of ground utilizing a house moving company, lower back once complete			\$ 44,500.00			
	Take proper measures to lift home with damaging existing structure						
	Reframe bottom floor of garage apartment to withstand being lifted approx 8 feet off the ground			\$ 9,450.00			
	Grade as necessary in preparation for rebuilding of new foundation						
	Demo and remove existing slab foundation found to be incapable of withstanding the load of the garage apartment			\$ 7,400.00			
	FOUNDATION			\$ 19,000.00			
	Excavate concrete beams 18-24" deep as specified by new plans						
	Frame and prepare foundation to proposed demotions						
	Install rebar as needed and specified by engineered plans						
	Install moisture barrier						
	Pour and finish concrete slab foundation in preparation for framing						
	FRAMING			\$ 9,400.00			
	Repair and frame garage apartment as specified on architectural drawings to bring up to City of Houston Code						
	Frame 2 car garage openings						
	Rebuild and frame stairwell to garage apartment						
	ROOFING			\$ 4,175.00			
	Install OSB roof decking						
	Install shiplap decking in soffit areas to match existing historic house						
	Install moisture barrier						
	Install all flashing, drip edges and ridge vents as needed						
	Install 30 year composite shingle to match existing historic house						
	PLUMBING			\$ 4,300.00			
	Install CPVC plumbing to City of Houston code						
	Plumbing to include 1 bathroom, kitchen, laundry						
	Install plumbing fixtures provided by client						
	Install water line from existing house and existing water meter						
	Install new water heater						
	Install garbage disposal						
	* Note - Plumbing fixtures to be provided by client						
	ELECTRICAL			\$ 4,875.00			
	Install brand new electrical system to City of Houston code						
	Install all light fixtures provided by client						
	Install brand new switches and plugs throughout						
	Install electrical outlets to garage areas as needed						
	Install exterior security lighting						
	* Note - Light fixtures to be provided by client						
	HVAC			\$ 4,200.00			
	Install 3 ton HVAC system to City of Houston code						
	Install complete duct work system						
	Install new copper lines						
	WINDOWS			\$ 2,450.00			
	Install restored historic windows salvaged from existing house storage						
	Wood framed, single pane, 1 over 1 historic windows						
	* Note - Windows provided by client from existing house storage						
	SIDING / BRICK			\$ 5,750.00			
	Install OSB on exterior walls of structure						
	Install moisture barrier to prepare for wood siding						
	Install wood siding on garage walls to match existing historic structure						
	Install cedar shingles on upper section of garage to match existing historic house						
	EXTERIOR CARPENTRY			\$ 1,960.00			
	Install exterior window trim to match existing historic house						
	Install exterior door trim to match existing historic house						
	INSULATION			\$ 1,400.00			
	Insulate home to City of Houston code						
	SHEETROCK			\$ 3,300.00			
	Install sheetrock throughout home						
	Hang, tape, float, texture						
	Prepare for interior paint						
	INTERIOR CARPENTRY			\$ 1,575.00			
	Install baseboards to match existing historic structure as closely as possible						
	Install interior window and door trim						
	DOORS			\$ 1,875.00			
	Install 2 French doors						
	Install 1 exterior door						
	Install 5 interior doors which client provides						
	* Note - Client to provide historic doors						
	TILE WORK / TILE FLOORING			\$ 1,860.00			
	Install flooring and wall tile to match existing historic house						
	Install kitchen backsplash						
	Install shower surround						
	PAINT			\$ -			
	Prepare all interior and exterior surfaces for paint						
	Complete exterior paint package up to 4-coat			\$ 2,450.00			
	Complete interior paint package up to 2-coat			\$ 1,925.00			
	CABINETS			\$ 4,125.00			
	Custom build and fabricate cabinets specified by architectural drawings						
	Install cabinet hardware as needed						
	Paint cabinets white						
	* Note - Hardware to be provided by client						
	COUNTERTOPS			\$ 925.00			
	Install Formica countertops to match existing historic house						
	Install Formica countertops in bathroom						
	FLOORING			\$ 5,750.00			
	Install sourced red oak, time-period appropriate flooring throughout garage apartment						
	GLASS			\$ -			
	N/A						
	SPECIALTY			\$ -			
	N/A						
	APPLIANCES			\$ 450.00			
	Install appliances of client's choice						
	Dishwasher, Range, Vent Hood, Refrigerator, W/D						
	* Note - Appliances to be provided by client						
	LANDSCAPING			\$ -			
	N/A						
	MAKE READY			\$ 400.00			
	Make ready cleaning						
	MISC			\$ -			
	N/A						
	5% Contingency			\$ 7,422.25			
	15% General Contracting Fee			\$ 22,266.75			